

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 22, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 22, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich  
Pasquale A. Pepe

**Staff Present:** Brian Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF JANUARY 14, 2013 and JANUARY 16, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 14, 2013 and January 16, 2013. The motion passed unanimously.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

#### REAL ESTATE- UNFINISHED BUSINESS

**PRB #** 12-333 **Transaction/Contract Type:** Purchase & Sale Agreement  
**Origin/Client:** DAS/ DAS

**Statutory Disclosure Exemptions:** 4b-23(e), 1-200(6) & 1-210(b)(24)

The Board commenced discussion of the proposed Agreement at 9:35 a.m. and concluded at 9:55 a.m.

#### REAL ESTATE- NEW BUSINESS

**PRB #** 12-332-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

**Statutory Disclosure Exemptions:** 1-200(6) & 1-210(b)(7)

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The Board commenced discussion of the proposed Purchase at 9:55 a.m. and concluded at 10:05 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

**OPEN SESSION**

**PRB #** 13-003 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 42-297-1A  
**Grantee:** Silver and Forbes, LLC  
**Property:** Westerly side of Forbes St. at its intersection with Silver Lane, East Hartford  
**Project Purpose:** DOT Sale of Excess Property  
**Item Purpose:** Release of approximately 18,991+/- SF of vacant land to Grantee as the result of a sole abutter bid.

Staff reported to the Board that the subject property was acquired in August 2004 for \$145,000 for intersectional improvements on State Route 502 (Silver Lane) at Forbes Street, East Hartford; at that time it was improved with a single family residence.

The sole abutter (Silver and Forbes LLC) requested the release parcel, having been approved to construct a CVS Pharmacy on the abutting 5.03 acre site currently improved with residences. The abutting property has been re-zoned from residential to commercial. The release parcel is shown on the site plan, but is not a part of or needed for the approved CVS site plan.

The 0.44 acre release parcel is irregular in shape, with 88 feet of frontage on Silver Lane, 116 feet on Forbes Street, and 53 feet at the corner where the streets meet. However, DOT will deny rights of access to enter the property from the streets.

DOT appraiser Kenneth N. Goldberg prepared a before and after appraisal of the site. He assumed that the release parcel, upon assemblage, would be re-zoned from Residential to Business 1A. His report states that the release parcel is not needed by the abutter to facilitate the redevelopment of the abutting property for the CVS Pharmacy, but since it is non-conforming and cannot stand alone, Mr. Goldberg assumed that upon assembly with the abutting property it would attain the same commercial zone classification. Relying on three comparable sales, including the 12/2011 purchase by Silver and Forbes LLC of the abutting property which was purchased for \$950,000 (\$190,000/acre), Mr. Goldberg concluded a unit price of \$180,000/acre. Since the release parcel has only one possible purchaser, and because the site plan has already received approval without the inclusion of the release parcel, Mr. Goldberg deducted 25% from the unit price of the larger parcel when estimating the contributory value of the release parcel.

Before Assemblage: 5.03 acres, commercial land @ \$180,000/acre = \$905,000  
Contributory Value of Release Parcel: 0.44 acres @ \$180,000/acre x 75% = \$ 59,400  
Total After Value \$964,800, say \$965,000  
Appraised Value of Release Parcel: \$60,000

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According to the DOT file memorandum, DOT opened negotiations at \$61,000, and received a counter offer of \$10,000 (March 2012). In July, the Grantee offered \$25,000 and produced assessment field cards showing that similar properties were assessed by East Hartford for \$40,000 - \$45,000. He also pointed out that the site did not conform to the zoning requirements, and was not needed for the CVS Pharmacy (which opened in September 2012). In July the parties agreed to \$30,000 for the release parcel.

Staff recommended to the Board that this item be suspended, pending receipt of additional information from the DOT regarding questions about the deed language concerning rights of access denied along Forbes Street and Silver Lane as indicated on the compilations plan.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-332-A** - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #12-332-A pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #12-333** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-333. The motion passed unanimously.

**PRB FILE #13-003** - Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #13-003, pending receipt of additional information from the Department of Transportation. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary